077.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	870,200 / 870,200
					USE VALUE:	870,200 / 870,200
					ASSESSED:	870,200 / 870,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
422		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YEE TIMOTHY
Owner 2:	
Owner 3:	
Street 1:	422 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YEE TIMOTHY -
Owner 2:	-
Street 1:	422 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-1125

NARRATIVE DESCRIPTION

This parcel contains .387 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Clapboard Exterior and 2226 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16879.000	344,900		525,300	870,200
Total Card	0.387	344,900		525,300	870,200
Total Parcel	0.387	344,900		525,300	870,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.93 | /Parcel: 390.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48727

GIS Ref

GIS Ref

Insp Date 06/16/09

!6402!

PREVIOUS ASSESSMENT

Parcel ID 077.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	344,900	0	16,879.	525,300	870,200		Year end	12/23/2021
2021	101	FV	333,000	0	16,879.	525,300	858,300		Year End Roll	12/10/2020
2020	101	FV	333,100	0	16,879.	525,300	858,400	858,400	Year End Roll	12/18/2019
2019	101	FV	279,300	0	16,879.	525,300	804,600	804,600	Year End Roll	1/3/2019
2018	101	FV	279,300	0	16,879.	450,200	729,500	729,500	Year End Roll	12/20/2017
2017	101	FV	279,300	0	16,879.	420,200	699,500	699,500	Year End Roll	1/3/2017
2016	101	FV	279,300	0	16,879.	360,200	639,500	639,500	Year End	1/4/2016
2015	101	FV	278,000	0	16,879.	322,700	600,700	600,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:51:19

LAST REV

Date	Time
03/02/19	16:12:25
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6402

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIRUSSO COSMO	30432-405		7/16/1999		304,000	No	No		
DIRUSSO COSMO	22276-384		8/7/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2000	405	Re-Roof	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2009	Measured	189	PATRIOT
3/31/2004	Inspected	BR	B Rossignol
11/6/2000	Hearing Chag		
11/16/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
7/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	48727
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16879		Sq. Ft.	Site		0	70.	0.44	4			Med. Tr	-10	Topo	-10			525,252						525,300	

Total AC/HA:	0.38749	Total SF/SM:	16879	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	525,252	Spl Credit		Total:	525,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	16 - Stone Vene	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth	1	Rating:	Average
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99425417
Adj $ / SQ:	134.224
Other Features:	102000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468596
Depreciation:	123709
Depreciated Total:	344886

COMMENTS

SCUTTLE HOLE IN-LAW IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

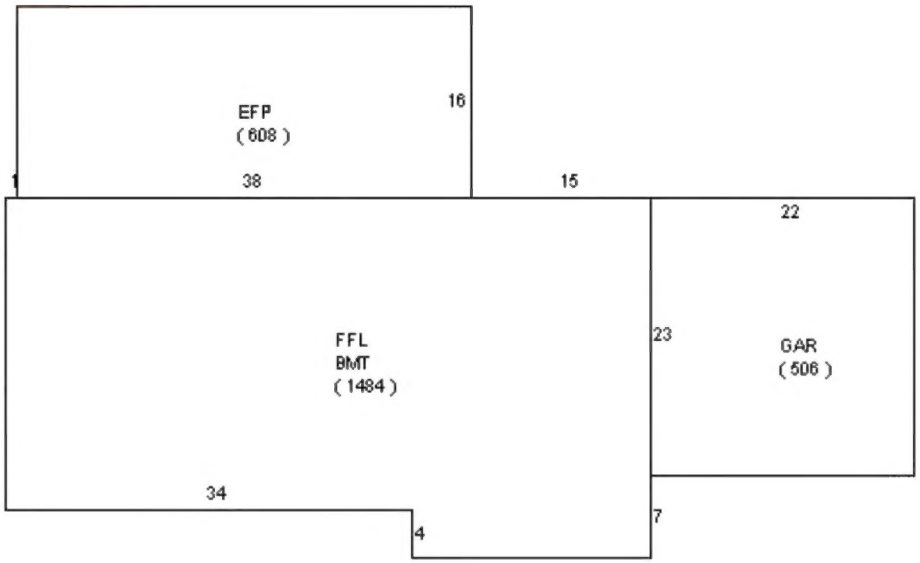
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.65
Special Features:	0	Val/Su Net:	84.49
Final Total:	344900	Val/Su SzAd	232.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,484	64.430	95,611
FFL	First Floor	1,484	134.220	199,189
EFP	Enclos Porch	608	31.520	19,165
GAR	Garage	506	19.830	10,032

Net Sketched Area:	4,082			Total:	323,997
Size Ad	1484	Gross Area	4082	FinArea	2226

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

077.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	